

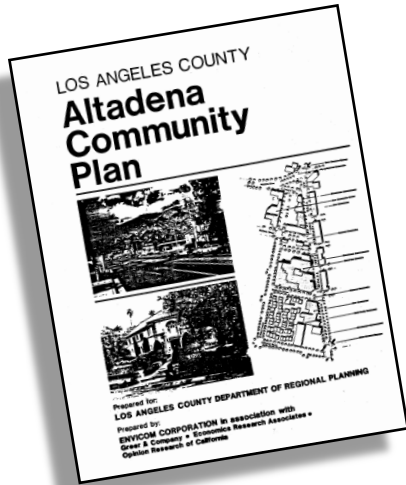
Altadena Community Plan Amendment: Hillside Management



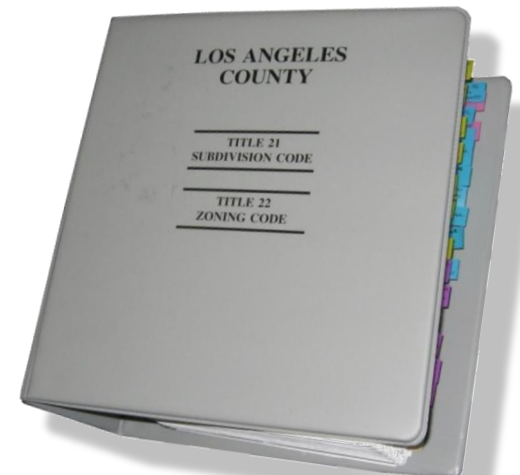
Altadena Community Plan Amendment: Hillside Management

This Amendment has 2 components:

1. Addition of a Hillside Management section in the Altadena Community Plan. The new section lays out hillside-specific Issues, Goals, Policies and Implementation Measures.

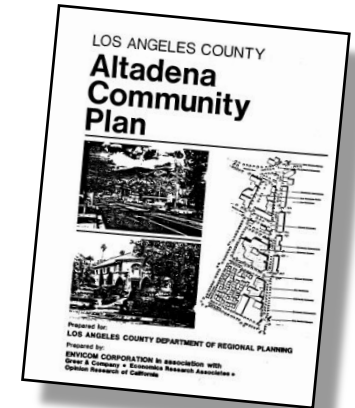


2. New language for the Altadena Community Standards District (found in the County zoning code, Title 22). This language sets regulations for Altadena hillside areas.



Altadena Community Plan:

Hillside Management Section



ISSUES

- Steep terrain and natural hazards of the San Gabriel Mountains.
- Development pressure on slopes.

GOALS

- Preserve views of the San Gabriel Mts.
- Minimize challenges to public safety and services presented by development in hillside areas.
- Balance rights of property owners with the larger interests of the community.

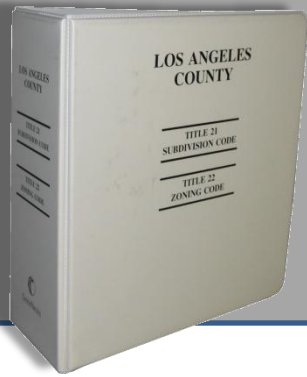
POLICIES

- Review all development proposals in hillside areas.
- Allow development in hillside areas only if it minimizes visual and environmental impacts.
- Restrict grading in hillside management areas.
- Protect and preserve significant ridgelines.

IMPLEMENTATION MEASURES

- Amend the Altadena Community Standards District (CSD) to add standards relating to project review, project design, grading, and significant ridgeline protection in hillside management areas.
- Ensure that development proposals in hillside management areas are consistent with the goals and policies of the Altadena Community Plan as well as the standards of the Altadena CSD.

Additions to the Altadena Community Standards District



A. Intent and Purpose

C. Community Wide Development Standards:

Hillside Management:

- Applicability
- Permit Required
- Grading
- Significant Ridgeline Protection

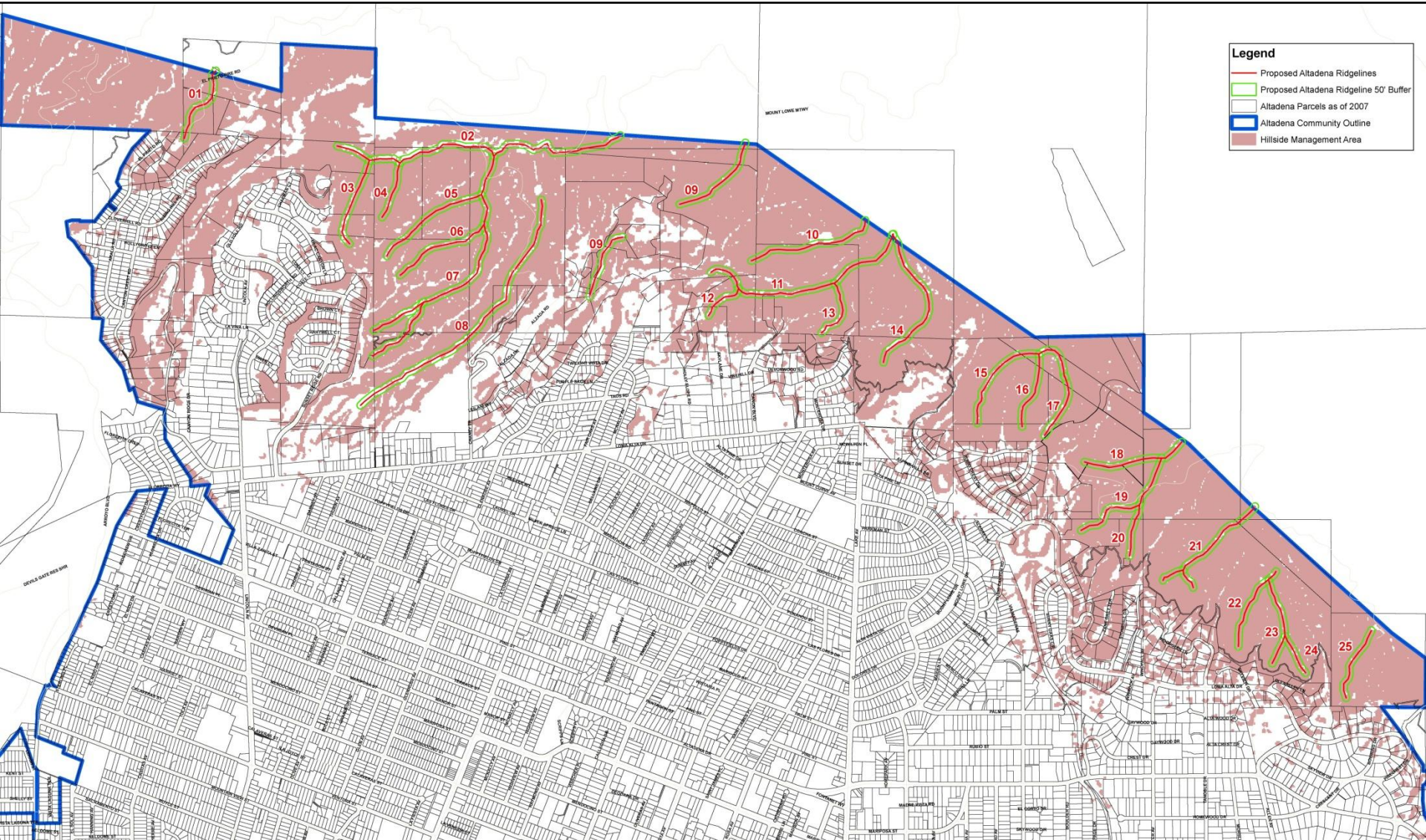
Appendix: Criteria For Significant Ridgelines.

A. Intent and Purpose:

The Altadena Community Standards District (“CSD”) is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of existing residential neighborhoods and to provide a means of reasonably protecting the light, air, and privacy of existing single-family residences from the negative impacts on these resources caused by the construction on adjacent properties of uncharacteristically large and overwhelming residences. The CSD is also established to minimize the visual and environmental impacts of development in hillside management areas.

Applicability: What is a Hillside Management Area?

“Hillside management areas are defined as lands characterized by natural slopes of 25% or greater” These lands are mapped in the General Plan. The map below shows the Altadena Hillside Management areas in red shading with the ridgelines drawn on top.



Conditional Use Permit (CUP): Any Hillside Area development which currently requires a Conditional Use Permit in the code will still require a conditional use permit.

Minor Use Permit:

Any development which does not currently require a Conditional Use Permit will require a Minor Conditional Use Permit under the Altadena Hillside standards.

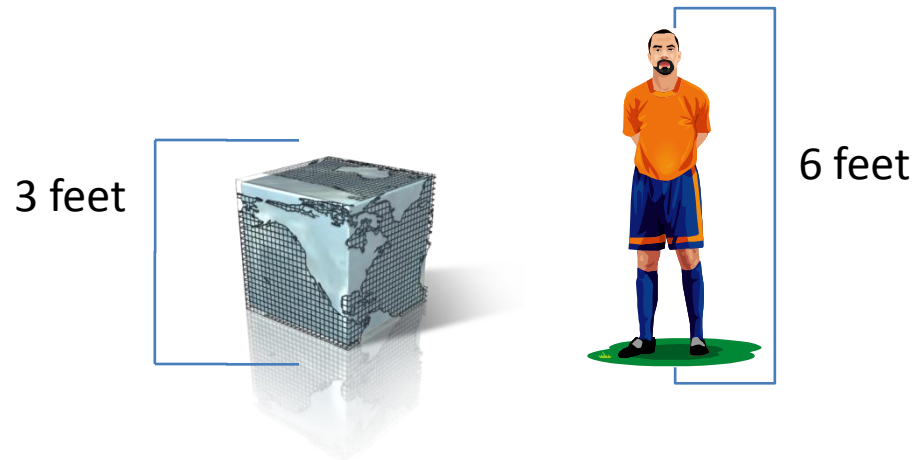
Exceptions from the MUP are granted for:

- Additions to existing residences of less than 1000 sq. ft.,
- New accessory structures under 1,000 sq. ft.
- Additions to existing accessory structures, so long as the accessory structure remains under 1,000 sq. ft.
- Development proposals designed so that natural slopes of 25% or greater are undisturbed.

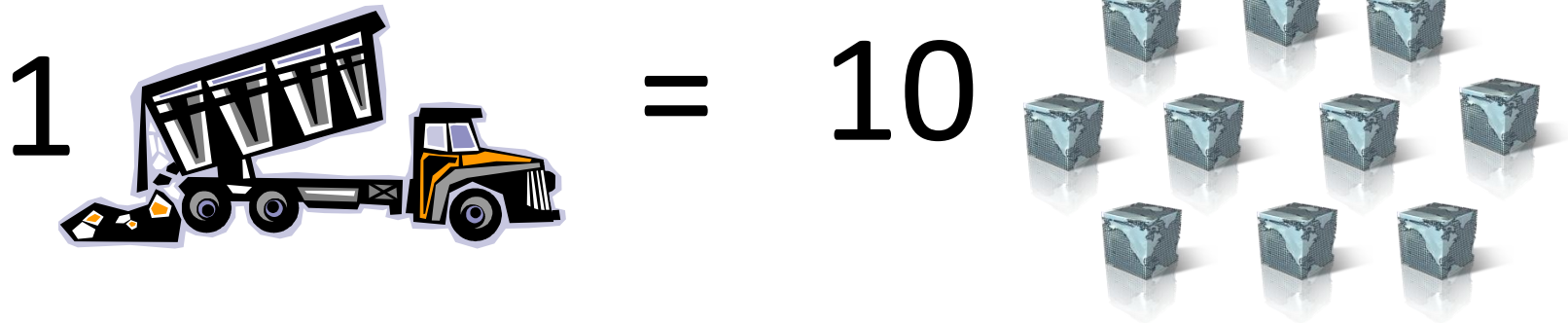
Grading:

Grading (adding or subtracting dirt, or gravel) of **more than 2,500 cubic yards** will require a **Conditional Use Permit**. This is a significant reduction from the amount (100,000 cubic yards) that it currently takes to trigger a Conditional Use Permit for grading.

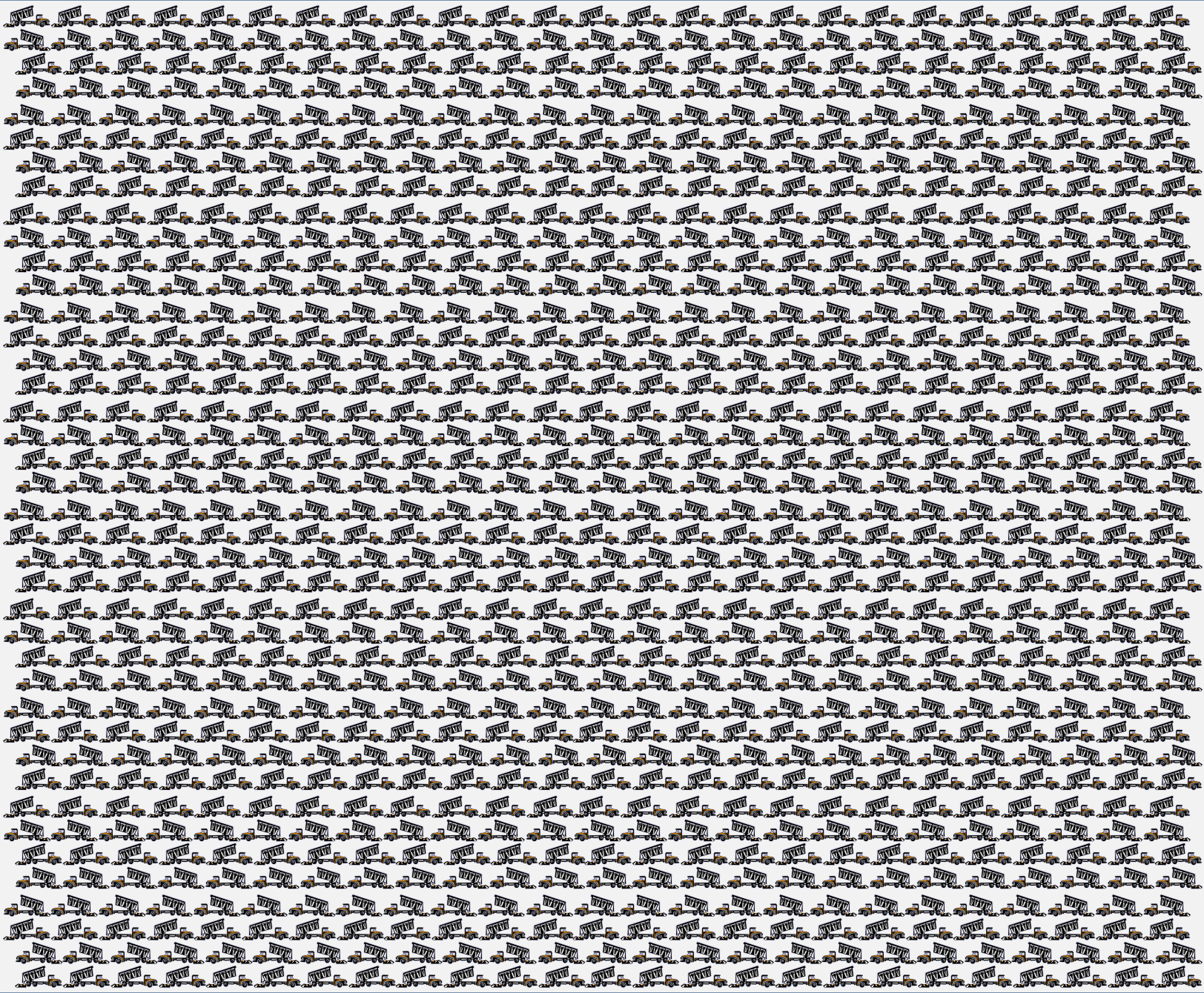
- 1 cubic yard is 3 feet high, wide and deep.



- On average a dump truck can hold 10 cubic yards of fill.



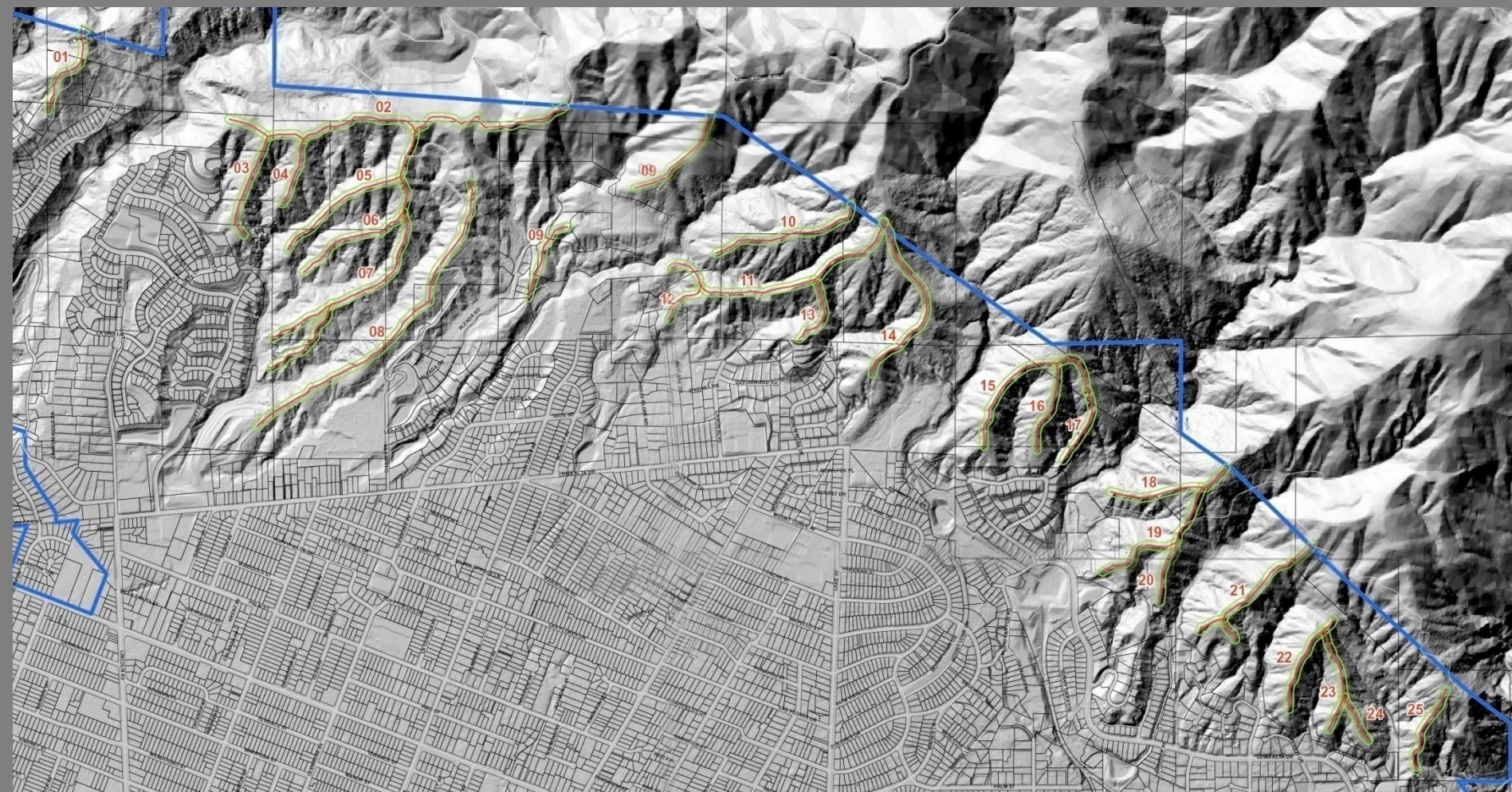
10,000 cubic yards = 1,000 dump trucks.



2,500 cubic yards = 250 dump trucks.



Significant Ridgelines



Significant Ridgelines Process:

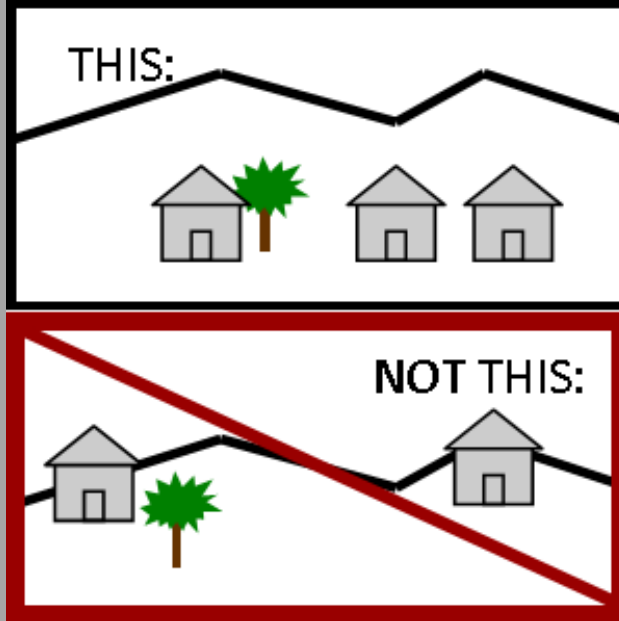
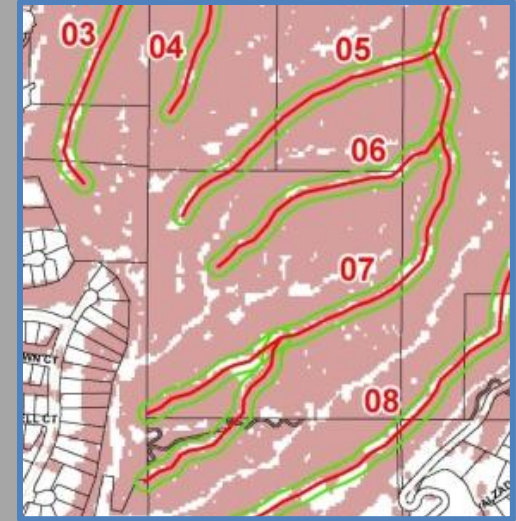
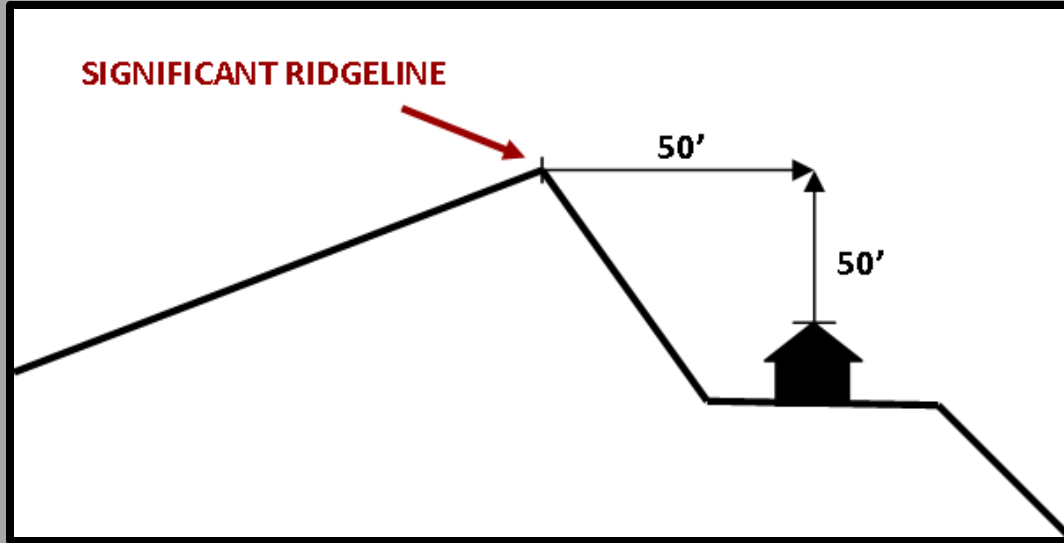
The Altadena Hillside Ordinance Committee gave our team a map with their significant ridgelines marked on it.

Regional Planning staff checked the marked maps using Digital Elevations Models, our Electronic Field Survey (a form of aerial photography) and our topographic records, and adjusted the ridgelines to points of highest elevation, as well as added any additional ridgelines that appeared consistent with the criteria.

Our staff returned the Significant Ridgelines map to the Hillsides Committee for comment and changes.



Significant Ridgeline Provision:



The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline.

Significant Ridgeline Modifications

The 50 vertical and horizontal foot requirement may be modified with a variance. Variances will be approved if it is found that:

- Alternative sites are less feasible, or more environmentally destructive
- The project is designed in a manner which will maintain as much view as possible by being designed for aesthetic compatibility using techniques such as natural palettes, or native vegetation and/or the project offers improvements to trails, or uses renewable energy.

Criteria for Significant Ridgelines:

- **Topographic complexity:**

Ridges that have a significant difference in elevation from the valley or canyon floor.

- **Near/far contrast:**

Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline.

- **Cultural landmarks:**

Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena.

- **Existing community boundaries and gateways:**

Ridges and surrounding terrain that provide the first view of predominately natural, undeveloped land as a traveler emerges from the urban landscape.

Community Meeting:

- We tell you what we did.
- You tell us what you think
- We proceed if there is a general consensus



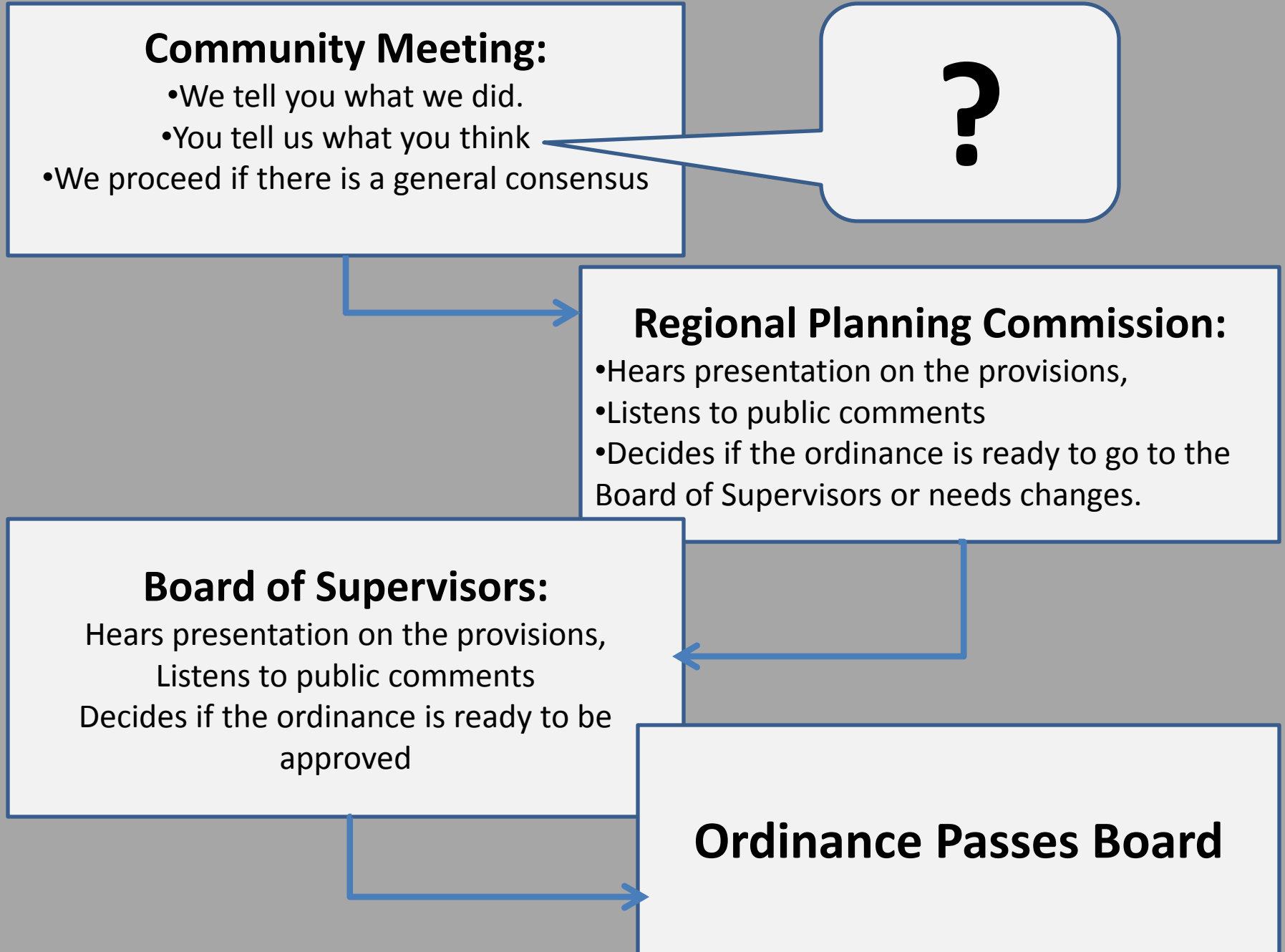
Regional Planning Commission:

- Hears presentation on the provisions,
- Listens to public comments
- Decides if the ordinance is ready to go to the Board of Supervisors or needs changes.

Board of Supervisors:

Hears presentation on the provisions,
Listens to public comments
Decides if the ordinance is ready to be
approved

Ordinance Passes Board



COMMENTS, CONCERNS & SUPPORT:

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